



Glenwood Springs Realtor Association

Governmental Affairs Update

March 31, 2025

Child Care Ballot Measure Approved. Garfield County has approved an effort by the Confluence Early Childhood Development Service District to seek voter approval of a 0.25 percent sales tax to help support childcare services in Garfield and Pitkin counties, as well as the portion of Eagle County, which lies in the Roaring Fork School District. If passed by voters, the service district would be created to help provide financial support for both families seeking early childhood development programs, and providers of services, such as day care and preschool, from Parachute to Aspen. The proposed measure will likely go before voters either later this year or in 2026. The Board of County Commissioners approved the amended service plan unanimously, 3-0. While Garfield County approved the measure, CECE must now obtain approval from Eagle and Pitkin counties.

HB 25-1040 Nuclear Energy Added to Definition of Clean Energy Resources Passes Legislature. An effort that has been years in the making to add nuclear energy as an option to meet the state's renewable goals is finally on the way to the Governor's desk after the Legislature approved the measure in late March. To be clear, the bill does not green light any nuclear construction projects but it does clear the way for nuclear projects to receive local grants that have previously been earmarked for solar, wind and geothermal projects. There has been considerable interest in the possibility of generating nuclear power in Northwest Colorado. Mike Solomon, project manager for the Associated Governments of Northwest Colorado's Northwest Colorado Energy Initiative has noted that group is taking an all of the above approach in assessing our need for energy in the future. To learn more about the effort go to <https://agnc.org/economic-development-district/ncei/>

Construction Defects Legislation Passes First Legislative Hurdle. HB-1272 passed out of the State Library, Transportation, Housing and Local Government Committee on a 12-1 vote and cleared second reading in the House on March 28th. The Colorado Association of Realtors supports this bill and is leading the effort for its passage. H.B. 25-1272 would create a new, voluntary framework under C.R.S. § 13-20-803.3: the Multifamily Construction Incentive Program. Projects built under this program would be governed by a separate set of litigation rules, designed to reduce construction defect claims, and encourage builder participation in the entry-level housing market. The bill is now being called the Colorado American Dream Act and a good explanation can be found at <https://www.hhmrlaw.com/the-colorado-american-dream-act-h-b-25-1272s-construction-defect-reforms.html>

Governmental Affairs Committee Meeting March 20th. Here is what you missed if you did not attend the Governmental Affairs Committee Meeting on March 20th at the Rifle Library:

- Guest Commissioner Perry Will discussed recent efforts by the County Commissioners related to the Child Care Ballot Issue (see above), the possibility of nuclear energy being produced in the future in or near Garfield County and outreach events planned to hear more from the Hispanic Community.
- There was also a robust discussion with the Commissioner about affordable housing projects in the County and how more can be done to enable such efforts.

The next meeting of the Governmental Affairs Committee will be **April 15th, 11:00 AM** with location to be determined. All are invited to participate.

If you have questions about any pieces of legislation at the state level or would like to have more information about actions by local government entities please reach out to Shandice Churchill, Governmental Affairs Committee Chairman (shandice@shandicechurchill.com) or Diane Schwenke, Governmental Affairs Director (dschwenke2009@gmail.com)